



34 Moor Court

Gosforth



SANDERSON
YOUNG



34 Moor Court Gosforth, NE3 4YD

Rare to the market. A stylish and fully renovated large two bedroom apartment, located on the 4th floor of this iconic period building, with a stunning south facing aspect and fabulous views across the Town Moor from the private balcony.

The apartment has exceptionally well proportioned accommodation with two large bedrooms, and two generous bathrooms, one en suite, a large opening plan living/dining room and a contemporary newly refurbished kitchen/breakfast room with brand new appliances.

The apartment is positioned in the central block of the building, with excellent privacy and security. There are only two apartments accessed from each floor from the central lift and staircase. Moor Court is also next door to the newly opened Hii Club, a stylish wellbeing hub, incorporating an amazing gym and bright breezy cafe.

Price Guide:

Offers Over £395,000





Moor Court is ideally located within the heart of Gosforth, within walking distance of Gosforth High Street, with its fantastic range of amenities including shops, cafes, and first class restaurants, whilst being perfectly placed with regular public transport links for access to Newcastle city centre and Newcastle Airport.

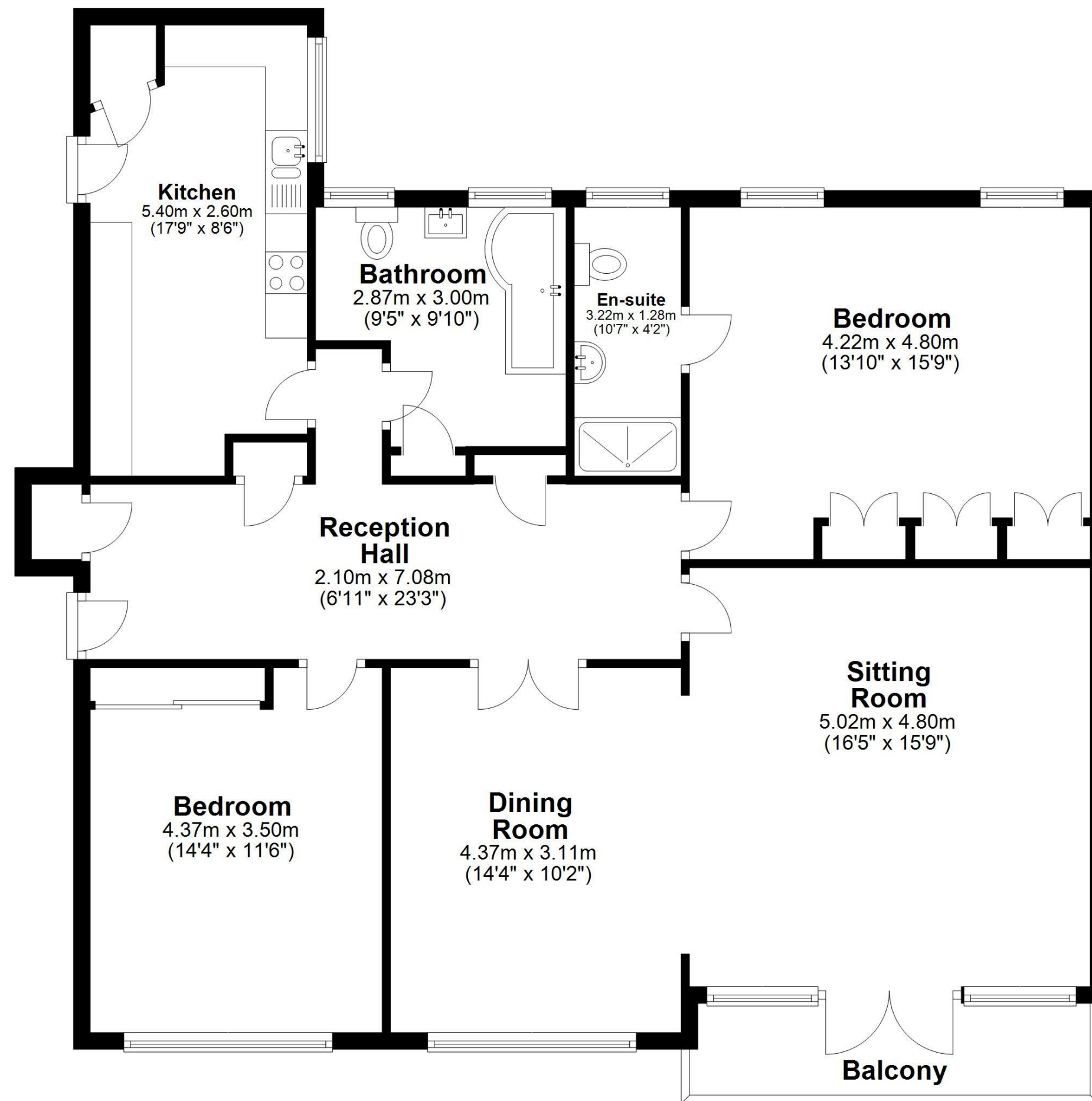
The accommodation comprises: Communal entrance with lift and stair access to all floors | Private entrance leading onto the landing from the lift | Modern fully refurbished kitchen with a range of brand new integrated appliances and stylish cabinetry | Double doors lead through to a large open plan living/dining room with a marble inset gas fireplace and French doors leading out onto the private south facing balcony | Principal bedroom with fitted bespoke fitted wardrobes and large ensuite shower room | Bedroom two with bespoke fitted wardrobes | Large family bathroom with bath/shower.

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Floor Plan

Approx. 122.1 sq. metres (1313.8 sq. feet)



Total area: approx. 122.1 sq. metres (1313.8 sq. feet)

34 Moor Court, Westfield, -



An exceptional apartment in this sought after location for which viewings are highly recommended.

Services | Mains; Electricity, Gas, Water, Drainage |
Tenure; Leasehold | Lease Term Remaining; 107 Years |
Service Charge; £3405 Per Annum | Council Tax; Band
D | Energy Performance Certificate; Rating C

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